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STANHOPE  
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Stanhope Land Use Board  
October 18, 2021  
Regular Meeting  
Minutes

CALL MEETING TO ORDER:

Chairman Maguire called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE:

STATEMENT:

Adequate notice for this meeting has been provided according to the Open Public Meetings Act, Assembly Bill #1030. Notice for this Reorganization Meeting was forwarded to the New Jersey Herald and Daily Record on January 12, 2021, was placed on the municipal bulletin board and on the official website of the Borough of Stanhope.

Furthermore, notice of the change in the meeting location was sent to the New Jersey Herald and Daily Record on June 24, 2021 and was placed on the official bulletin board in the Municipal Building.

In the event the Board has not addressed all the items on its agenda by 10:00 p.m., and it is of the opinion that it cannot complete the agenda in a reasonable period, the Board may exercise its option to continue this meeting at an agreed time and place.

At this time, please turn off all cell phones.

ROLL CALL:

James Benson - absent	John Rogalo - absent
Nicholas Bielanowski - present	Joseph Torelli - present
Najib Iftikhar - present	Michael Vance - present
Rosemarie Maio - present	Paula Zelif-Murphy - present
Thomas Pershouse - absent	John Maguire - present

Others present: Board Secretary Ellen Horak

MINUTES

**September 13, 2021 Meeting** – On motion by Ms. Zelif-Murphy, seconded by Mr. Iftikhar, the Minutes of the September 13, 2021 Meeting were approved on majority voice vote. Mr. Vance abstained.

CORRESPONDENCE

- 10-12-21 Virginia Liotta, Esq. – Request to carry Juntos hearing to November 8<sup>th</sup> meeting
- 10-13-21 Eric Keller – Technical Review #1 re: Manjit Bajwa (Stanhope Fuel LLC) Preliminary & Final Site Plan with Variances, Block 11702, Lot 5
- 10-13-21 William Hamilton, P.P. – Planning Review #1 re: Manjit Bajwa (Stanhope Fuel LLC) Preliminary & Final Site Plan with Variances, Block 11702, Lot 5
- 10-15-21 Cory Stoner, P.E. – Byram's Engineer re: Manjit Bajwa Preliminary and Final Site Plan & Variance re: Block 11702, Lot 5
- 10-18-21 Terry Webb – Withdrawal of Subdivision Application re: Block 10605, Lot 10



BILLS:

	<b>Bowman Consulting Group, Ltd.</b>		
09/07/21	Re: Webb Minor Subdivision		\$907.50
10/06/21	Re: Webb Minor Subdivision		\$608.00
	<b>Gavan Criscuoli Lenar</b>		
04/05/21	Re: Bruzzese Variance		\$ 49.50
04/05/21	Re: Choquette Variance		\$379.50
07/19/21	Re: Juntos Holdings		\$792.00
09/07/21	Re: Webb Minor Subdivision		\$ 66.00
09/07/21	Re: Kirk Variance Extension		\$ 99.00

On motion by Mr. Vance, seconded by Ms. Zelif-Murphy, the aforesaid bills were approved on the following unanimous roll call vote.

AFFIRMATIVE: Mr. Bielanowski, Mr. Iftikhar, Ms. Maio, Mr. Torelli, Mr. Vance, Ms. Zelif-Murphy, Chairman Maguire

OPPOSED: None

ABSTENSIONS: None

OPEN TO THE PUBLIC FOR NON-AGENDA ITEMS:

Chairman Maguire opened the meeting to the public for non-agenda items. Seeing no one from the public wishing to speak, Chairman Maguire closed the public portion of the meeting.

DISCUSSION:

Mr. Vance questioned the escrow report, noting Mr. Bruzzese’s account with \$0. Ms. Maio questioned why there are old escrow accounts on the report showing a balance. The Secretary explained that the older escrow accounts were waiting for final billing from the Board’s attorney. The Board’s attorney has sent his bills, and after approval tonight, the CFO will pay the bills and returned the unused escrow to the applicant. Mr. Bruzzese withdrew his application so there should be no additional billing to that account. The CFO will remove Mr. Bruzzese from the escrow report.

Chairman Maguire informed the Board that his term expires at the end of the year and he told the Mayor he does not wish to be reappointed. He served on the Board of Adjustment and Land Use Board and between the two he has been serving for over 20 years. Chairman Maguire noted November and December will be his last two meetings on the Board.

ADJOURNMENT:

On motion by Mr. Vance, seconded by Mr. Iftikhar, it was the consensus of the Board to adjourn the meeting at 7:10 P.M.

Respectfully submitted,



Ellen Horak, Board Secretary